

**BANK OWNED - CASH FLOW DUPLEX INVESTMENT**  
**6335 Sorrell Court**  
**Citrus Heights, Ca 95621**

 <p align="center">Front View of the Duplex</p>	 <p align="center">Duplex on the Right Side</p>	<p align="center">List Price - \$184,900</p> <p><b>Big Lot Cul-de-sac location near Antelope &amp; Hwy 80 – great commute location for either the work centers in Roseville/Rocklin or Sacramento</b></p> <p align="center"><u>DESCRIPTION:</u></p> <ul style="list-style-type: none"> <li>• Mix of one 2 Bed/2ba &amp; 2Bed/1Ba</li> <li>• CH&amp;A</li> <li>• Just needs a little paint &amp; maybe some carpet</li> <li>• Roof is in good shape</li> </ul>
 <p align="center">View to the left &amp; down the street of the Duplex</p>	<p align="center">NO PICTURE</p> <p align="center">View across the street</p>	

**NOTICE:**

The Cash Flow figures on the next page are based upon a Sales Price that is lower than the Current List Price. This company has analyzed this property as a potential investment and is submitting our findings & evaluations to you.

There is no guarantee that the Seller is willing to take a lower price. In addition, the following Cash Flow Information has not been verified and any offer to purchase would be subject to verification of Income and Expenses. This is a “pro-forma” only and is subject to change based upon factors such as change in the interest rate for any new loan, the amount of down payment that may be required and changes in income and expenses.

These figures are based upon certain assumptions that the fixed expenses we have shown are very close to the actual costs because of our long time experience in Management of Rental Properties in this area. **DON'T FORGET TO ASK ME ABOUT OUR DEAL TO MANAGE YOUR INVESTMENT FOR FREE FOR THE 1<sup>ST</sup> THREE MONTHS WHEN YOU PURCHASE THROUGH ME.** Call me for the “details”....

For more information on this property or any other investment property in the greater Sacramento Region, please call me at anytime:

**Ed Favinger, Broker, CRS, GRI**  
**916-203-1260 Mobile**  
**916-990-0770 Office**

**A PRO-FORMA CASH FLOW ANALYSIS**

**Ed Favinger, Broker, CRS, GRI**  
  
 REALTY WORLD, FRANKLIN REAL  
 ESTATE GROUP

For more information call or email me  
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 916-203-1260

**6335 Sorrell Court, Citrus Heights, Ca 95621**

Duplex  
 Mix of a 2/2/2 and a 2/1/1  
 CH&A  
 Large Cul-de-sac lot

List Price	\$	184,900	
<b>Offer Price</b>	<b>\$</b>	<b>175,000</b>	<b>SUGGESTED OFFER PRICE</b>
Down Payment	\$	43,750	
New Loan Amount	\$	131,250	\$ 809 P/M

		Current
Gross Scheduled Income		\$24,000
Less Vacancy Factor		\$1,200
Gross Operating Income		\$22,800
Less: Annual Operating Expenses	\$	7,708
Net Operating Income		\$15,093
Annual Loan Payments		\$9,702
Pre tax cash flow (Cash on cash)		\$5,391
Equity Build Up/Princ. Pay down	\$	1,538
Total Return		\$6,929

<b>Rents</b>		
2bd/2ba/2	\$	1,050 each unit
2bd/1ba/1	\$	950

**EXPENSES**

Taxes	\$	2,188
Pro-mgmt	\$	1,500
Landscaping	\$	1,020
WSG	\$	1,200
Insurance	\$	800
Maintenance/Repairs	\$	1,000

ANNUAL	RECAP
<b>Rent</b>	<b>\$24,000</b>
<b>GRM</b>	<b>7.70</b>
<b>CAP</b>	<b>8.62%</b>
<b>Cash/Cash</b>	<b>12%</b>
<b>Total Return</b>	<b>16%</b>

Total Expenses	\$	7,707.50
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**NOTE 1: THE ABOVE CASH FLOW NUMBERS ARE ESTIMATES ONLY & ALL OF THE ABOVE INFORMATION IS TO BE INDEPENDENTLY VERIFIED IN THE COURSE OF THE DUE DILIGENCE PERIOD PROVIDED FOR FOR IN THE PURCHASE CONTRACT**

**NOTE 2: THE ABOVE CASH FLOW IS BASED UPON THE "SALES PRICE", NOT THE LIST PRICE & THERE IS NO GUARANTEE THE SELLER WILL ACCEPT A LOWER PRICE**

**NOTE 3: THIS PROPERTY IS LISTED BY "Prudential NorCal Realty"**